

**ELLSWORTH - ROMIG HISTORICAL
NEIGHBORHOOD
LAFAYETTE, INDIANA**

**AN AMENDMENT TO
THE ADOPTED LAND USE PLAN**

**THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY
VOLUME 2: THE LAND USE PLAN
ADOPTED SEPTEMBER 16, 1981**

**PREPARED FOR THE MEMBERS OF
THE SOUTHSIDE NEIGHBORHOOD IMPROVEMENT COALITION**

**BY THE STAFF OF
THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY**

FEBRUARY 1999

**THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
20 NORTH THIRD STREET
LAFAYETTE, INDIANA 47901-1209
(765) 423-9242**

**MARK HERMODSON, PRESIDENT
JAMES D. HAWLEY, EXECUTIVE DIRECTOR**

CERTIFICATE

As Executive Director to The Area Plan Commission of Tippecanoe County, pursuant to *Indiana Code Section 36-7-4-511*, I, James D. Hawley, do hereby certify to the Tippecanoe County Recorder:

that pursuant to statute, *The Comprehensive Plan for Tippecanoe County* and its various elements were previously adopted and recorded in the Office of the Tippecanoe County Recorder as Record No. Misc. 81, page 434, on October 23, 1981;

that the attached text and graphics, known as the ***Ellsworth - Romig Historical Neighborhood, Lafayette, Indiana: An Amendment to the Adopted Land Use Plan***, and being an amendment to the *Land Use Element* of the previously adopted *Comprehensive Plan for Tippecanoe County*, was adopted for the City of Lafayette pursuant to *Indiana Code Section 36-7-4-508(b)* at a public hearing of The Area Plan Commission of Tippecanoe County held March 17, 1999;


that notice for this hearing was made in accord with *Indiana Code Section 36-7-4-507*;

that pursuant to *Indiana Code Section 36-7-4-508(b)*, I did certify this amendment to the Common Council of the City of Lafayette, Indiana; and

that pursuant to *Indiana Code Section 36-7-4-509(a)*, this amendment was adopted on April 12, 1999 by Resolution of the Common Council of the City of Lafayette, Indiana, as attached.

All the above items I do hereby certify on this 5 th day of 1999, 1999.


JAMES D. HAWLEY, Executive Director


Attest, Linda Toman

~~~~~  
Linda K. Toman  
Notary Public, State of Indiana  
Tippecanoe County  
My Commission Expires 05/25/00  
~~~~~

RESOLUTION NO. 99-12 1999 MAR 19 A 8:40

LISA DECKER

WHEREAS, the Common Council of the City of Lafayette, Indiana, has called for an update of the *Land Use Element* of the adopted *Comprehensive Plan* for the Ellsworth – Romig Historical Neighborhood, with assistance from the Staff of the Area Plan Commission of Tippecanoe County; and

WHEREAS, the Area Plan Commission of Tippecanoe County derives authority to approve amendments to the adopted *Comprehensive Plan* from *Indiana Code Section 36-7-4-511*; and

WHEREAS, the Area Plan Commission of Tippecanoe County did hold a public hearing following proper publication of meeting notices under *Indiana Code Section 36-7-4-507*, to inform and hear discussion on this amendment to the adopted *Land Use Element*; and

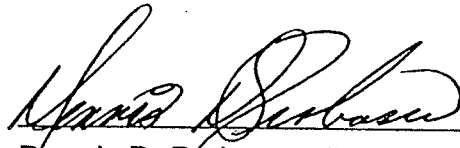
WHEREAS, the Area Plan Commission of Tippecanoe County after due consideration unanimously adopted this amendment to the *Land Use Element*, finding it to be in accord with its own goals, thus recommending the amendment to the Common Council of the City of Lafayette, Indiana;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA, THAT:

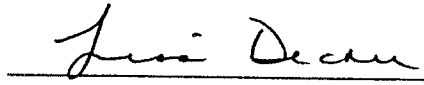
The amendment to the adopted *Land Use Element*, a part of the *Comprehensive Plan for Tippecanoe County*, including the City of Lafayette, Indiana, is hereby adopted.

This Resolution shall be in full force and effect from and after its passage and approval by the COMMON COUNCIL.

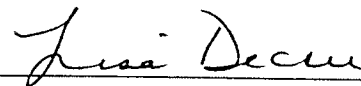
ADOPTED AND PASSED BY THE COMMON COUNCIL OF THE CITY OF
LAFAYETTE, INDIANA THIS 12th DAY OF April, 1999.


Dennis D. Probasco, Presiding Officer

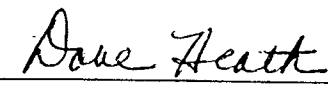
ATTEST:


Lisa Decker, City Clerk

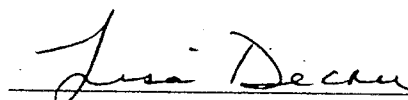
Presented by me to the Mayor of the City of Lafayette, Indiana, on the
16th day of April, 1999.


Lisa Decker, City Clerk

This Resolution approved and signed by me on the 16th day of
April, 1999.


Dave Heath, Mayor, City of Lafayette

ATTEST:


Lisa Decker, City Clerk

INTRODUCTION

Members of the Southside Neighborhood Improvement Coalition (SNIC) have expressed concern in recent years over changes in the local land use pattern of the Ellsworth – Romig Historical Neighborhood. Discussions during the group's meetings with Area Plan Commission staff over the past year and a half led SNIC to seek help from the Lafayette City Council.

On 6 April 1998 the City Council adopted Resolution 98-7. This document requested the Area Plan Commission of Tippecanoe County to study the Neighborhood and hold appropriate public hearings. The Resolution set study area boundaries at the south side of South Street from 3rd Street to 8th Street on the north, the north side of Kossuth Street from 3rd Street to 7th Street on the south; both sides of 8th Street off South Street, both sides of 7th to Hitt Street, and the west side of 7th from Hitt to Kossuth on the east; and, both sides of 3rd Street from Kossuth Street to South Street on the west. SNIC considers the Neighborhood's west boundary to be the rail corridor from the lots that front along both sides of Green Street on the south to the Wabash Avenue underpass on the north, and then Wabash Avenue/S. 2nd Street from the underpass to South Street (see study area map on the following page).

Typically, the land use plan is used as a guide to revising the zoning map. However, the Plan Commission's Ordinance Committee was scheduling public meetings for neighborhood zoning proposals during spring 1998. The new Unified Zoning Ordinance, the replacement for the 33-year-old zoning ordinance, just became effective on 2 January 1998. Members of SNIC decided at their monthly meeting on 14 April 1998, therefore, that they would concentrate on preparing a zoning proposal for the Neighborhood first, and then work on the land use plan.

APC staff provided SNIC with the information and resources necessary to conduct a land use survey and building conditions evaluation of their Neighborhood at the April 14th meeting. Land use and building conditions are basic data necessary to prepare

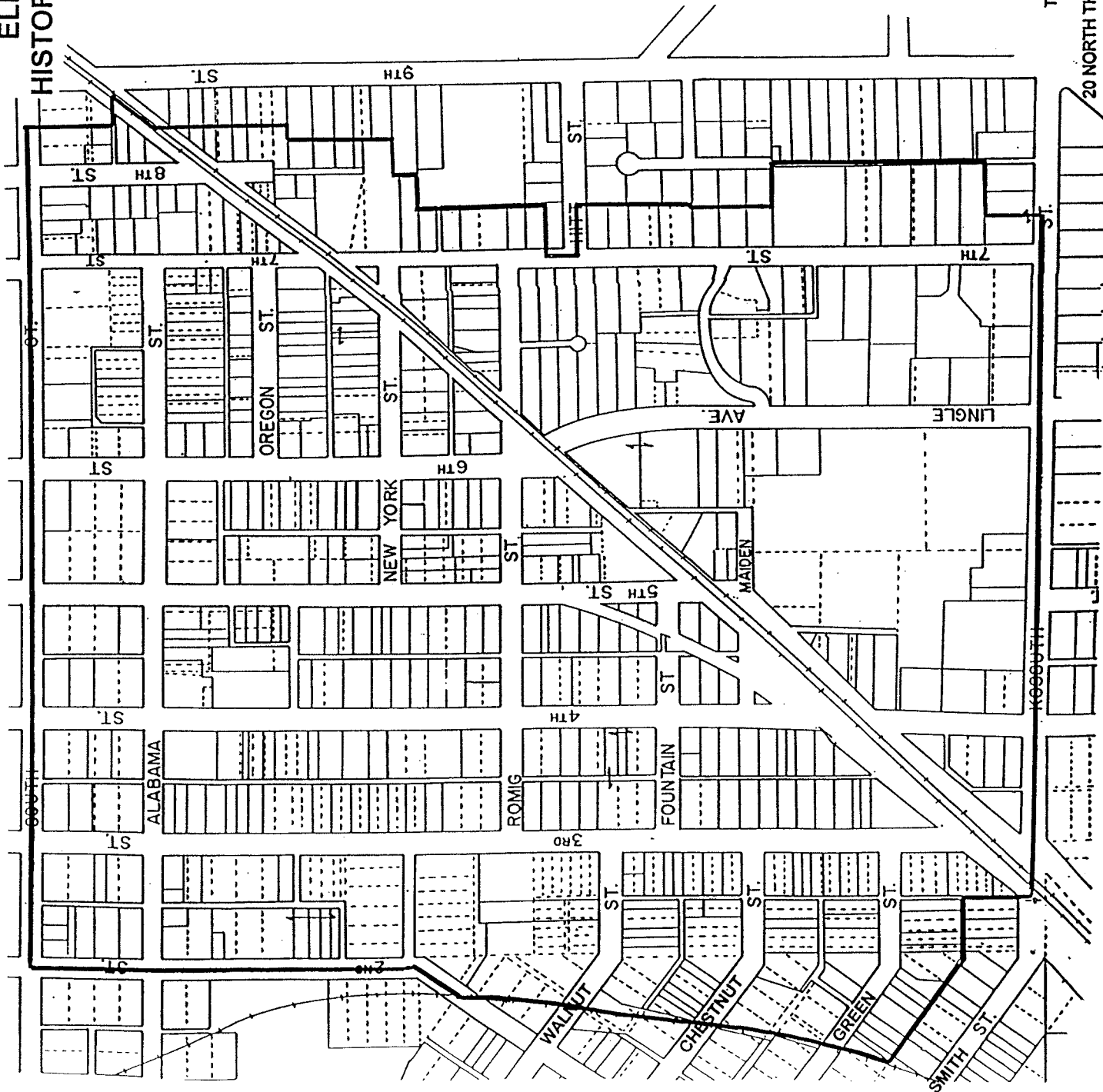
ELLSWORTH - ROMIG HISTORICAL NEIGHBORHOOD STUDY

STUDY AREA

FEBRUARY 1999

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301-1209



both a land use plan and a zoning proposal. Members divided themselves into three small groups to conduct the surveys. At the May 12th meeting, each small group presented colored maps showing land use for each lot and the condition of every “primary use” building in the Neighborhood.

APC staff also agreed to help SNIC establish neighborhood goals and develop a land use plan based on those goals and the assembled data, and to discuss other actions the Neighborhood might take on its own behalf.

The land use plan embodied in this report, serves as a development guide for the Neighborhood. Planning staff has written it as a proposed amendment to the ***Land Use Plan*** (Volume 2) of ***The Comprehensive Plan for Tippecanoe County*** adopted in 1981 by the Plan Commission and by resolution of the Lafayette City Council. The Plan Commission and the City Council must hold public hearings on this amendment prior to its adoption.

Following adoption, this plan should at least serve as a policy guide to the Plan Commission, City Council, the City Engineers' Office, and the Area Board of Zoning Appeals, including the Lafayette Division. It is up to the members of SNIC to monitor the activities of these groups, and provide them input when necessary. This ongoing partnership between SNIC, City Hall, and APC will result in other neighborhood revitalization strategies, also designed to achieve established goals. Some of these strategies are outlined in the City's ***Neighborhoods That Work Revitalization Plan*** (October 1998) for central city neighborhoods. Members of SNIC have been participants in that initiative at the same time they have been working on this land use plan update.

DEFINING PROBLEMS AND SETTING GOALS

Problem identification is the first and most basic step in this neighborhood planning process. Before we can plan for the future in a meaningful way, we must identify the problems that need to be addressed in our planning effort.

The Area Plan Commission has long held that citizens do the best job of problem identification, and SNIC is blessed with an active and interested membership. As a first step, the group set a meeting for 28 July 1998 to participate in a problem identification exercise. Twelve citizens attended as did two staff members -- Principal Planner Michael Sanders and Current Planner Kathy Lind -- and APC summer intern Corey Theuerkauf. Lafayette Community Development Department staff member Allen Benson and Lafayette Urban Enterprise Zone staff member Larissa Stouffer were also present as observers.

We use a technique called Nominal Group Process in situations like this. We use it because it ensures input from everyone who attends the meeting. Staff divided the participants into three subgroups. We assigned a staff member to work with each subgroup.

Participants had ten minutes to list their responses to this question:

*What do **YOU** think are the problems and challenges facing the people of the Ellsworth - Romig Neighborhood over the next 10 or 15 years?*

Within each subgroup, participants read their responses in turn, as Staff members wrote them down. This continued until all participants had expressed all items on their lists.

Still within subgroups, participants voted their choice of the five most significant responses. Then the full group reassembled, discussed and combined their "Top 5"

lists, and then voted on one final list of responses. Before the session ended, staff tallied the ballots and reported briefly to the participants. At a meeting on 11 August 1998 staff distributed to the members of SNIC the results of the July 28th meeting in written form. These findings, including all responses made that evening and how they were prioritized, is included as an appendix to this report.

The major concerns expressed by the Neighborhood were:

- the fate of large, developable areas
- use of the Norfolk Southern Railroad right-of-way following relocation
- South 4th Street appearance and traffic problems
- an increased sense of neighborhood
- an increased availability of housing for owner-occupied residents, and
- infrastructure improvements.

What follows is the Statement of Goals and Objectives for the Ellsworth – Romig Neighborhood. The Statement was derived from the compilation of problems and challenges raised by participants.

Goals and Objectives for the Ellsworth - Romig Historical Neighborhood

I. MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD

A. Since the Neighborhood has Victorian, early 1900's workers' cottages, and some bungalows from the 1920's, members of SNIC feel that any newly constructed buildings should be in harmony with these historic structures. These guidelines should be followed with any construction:

- 1. A roof pitch of 8/12 to 12/12*

2. Street-friendly façades and front yards

- a) Face of building should not be a blank, i.e. with no doors and windows*
- b) Street side of building should not be just one plane, but should have some breaks in the surface*
- c) Siding should be either all brick or all clapboard*
- d) Required parking should not be allowed in the front yard and on-street parking should be prohibited where practical.*

B. Buildings of historic significance should not be demolished, but all efforts made to rehabilitate the structure. Special effort must be made to preserve historic residential buildings in blocks where they may come under threat, i.e. 500 block and 600 block of Romig, 400 block of S. 3rd, the remainder of 100 and 200 blocks S. 5th, mid-block of 200 block of S. 6th, the 100 block of S. 7th, the 100 block of S. 4th, the 600 block of S. 4th, the 600 block of Alabama and Oregon.

C. New multi-family housing -- above a non-residential ground floor -- would be appropriate in the following blocks: the 100 block of S. 3rd and the 100, 200, and 300 blocks of S. 4th.

II. THE FATE OF LARGE, DEVELOPABLE AREAS

A. At some point Lafayette Tent and Awning will decide that it needs more room than it can find in the Neighborhood, thereby relinquishing considerable land for redevelopment. That part of the site facing Alabama Street would be appropriate for a mix of uses: a commercial ground floor and residential units above with some green space to augment the downtown. Residential uses only are desired for the remainder of the site along 5th Street.

B. Lafayette Street and Sanitation Department is moving to a N. 9th Street Road location, providing another site that would be appropriate for a mixed-use development. Attention to architecture must be maintained incorporating the

guidelines set for new construction in the historic Neighborhood (see I. A. above).

- C. The Pitman Block should be developed to complement the downtown, as a business building or retail area.*
- D. The historic Soller-Baker building should be preserved. Any further construction on the site should be harmonious with the current building. The parking area should be landscaped.*

III. RAILROAD RIGHT OF-WAY USE FOLLOWING TRACK REMOVAL

- A. A neighborhood park should be located along S. 7th to the north of the railroad right-of-way.*
- B. Right-of-way between S. 8th and S. 3rd should revert to adjacent property owners.*
- C. Safe access to S. 4th should be designed to serve the three single-family homes that back up to short 5th.*
- D. Single-family housing is suitable on the east side of S. 4th in the 400 block.*
- E. Single- and two-family housing would be suitable on the west side of S. 4th to Smith Street.*

IV. SOUTH 4TH STREET CORRIDOR

- A. Vacant lots between Alabama and Fountain should be redeveloped into commercial buildings that include apartments on upper floors.*
- B. Landscape with maintenance-free shrubs and trees.*
- C. To be street-friendly, structures built along S. 4th need to have occasional plaza with landscaping.*
- D. Buildings should follow guidelines set for new construction in the historic Neighborhood (see I. A. above).*
- E. Current or future parking lots that border S. 4th need to be landscaped similar to those on N. 3rd above North Street.*

V. INCREASE THE SENSE OF NEIGHBORHOOD WITH OWNER-OCCUPANCY OR TENANT COMMITMENT TOWARD THE NEIGHBORHOOD

- A. Establish block groups to include all residents, owners and tenants alike. Encourage these groups to keep track of new owners and tenants so that they may welcome them to the Neighborhood. Organize resident “buzz” groups to deal with problems such as noise, unruly children, deferred maintenance of structures, car speeding, and suspected illegal activities. Offer consultation from the SNIC organization to assist these buzz groups. Organize block parties involving planning and participation by all residents. Develop a system of advocacy for tenants who are reticent to deal with neglectful landlords.*
- B. Design signage, banners, plaques, and even “gateways” at main entrance streets for the Neighborhood (S. 7th, S. 6th, S. 5th, and S. 3rd at Romig or closer to downtown). Gateway signs would be similar to signs at the entrance to subdivisions. In some sectors construct wall/fence combinations similar to those along Kossuth Street between Lingle and 7th. These should not exclude entry to the Neighborhood, but rather, should highlight the Neighborhood.*
- C. Involve Neighborhood institutions. Both school and churches, community center and other service agencies should be included in plans for Neighborhood cleanups. All these entities need to be kept aware of the ongoing planning being done by SNIC toward revitalizing the Neighborhood.*
- D. Develop a communications system with realtors and finance institutions to keep their attention on the Neighborhood as a potential sales area. Present a slide show to the Board of Realtors; publicize the rehabilitation and restoration efforts of individual property owners to the community-at-large.*

VI. CLEAN, SAFE, AFFORDABLE HOUSING FOR OWNER-OCCUPANCY

- A. *Work with City Engineer Code Enforcement officer for upgrading safety and health conditions in housing that is now derelict. Specific sites are on short 8th, 600 block of Oregon, 500 block of Romig, 200 block of S. 6th.*
- B. *Continue cooperation with Neighborhood Housing Services (NHS) and the Lafayette Urban Enterprise Association on the housing issues they can address. Establish financing for low-interest/no-down-payment loans. Develop a revolving fund for such activity, where NHS is unable to help.*
- C. *Target two houses per year for owner-occupied status: the 600 block of Alabama, Oregon, New York, and Romig Streets; the 500 block of Romig; the 100 block of S. 7th; the 100, 200, and 300 blocks of S. 6th, the 100 and 200 blocks of S. 8th, the 400 and 500 blocks of S. 3rd; and, the 600 block of S. 4th.*

VII. IMPROVE INFRASTRUCTURE

- A. *Provide street and alley lighting that complements streetscape improvements in keeping with the historic Neighborhood.*
 - B. *Improve alleys to provide better access to individual properties for owners and tenants and public servicing, such as sanitation. The east/west alley between Alabama and Oregon should be reconstructed, widened, and opened for public use.*
 - C. *To "calm" traffic, brick streets should be uncovered where they exist.*
-

GENERATING A LAND USE PLAN

With staff assistance, members of SNIC designed a Neighborhood land use plan to help achieve some of the established goals. At a meeting on 8 December 1998, APC staff presented the membership with three maps, each showing an alternative Neighborhood land use future. These alternatives were based on:

- current ***Land Use Plan***
- current land use and building condition patterns
- various aspects of the Goals and Objectives, and
- issues and concerns expressed at public meetings.

All three alternatives exhibited basic land use elements that typify the Ellsworth - Romig Neighborhood today: a range of lower- to higher-density residential housing, institutional uses, retail and service-related uses, and light industrial uses.

What differed in the land use alternatives was not so much the types of land uses present, but rather the borders that separate them. Members of SNIC have clearly defined a set of land use problems with a common thread: they feel the historic elements of the Neighborhood are being threatened. They feel threatened by property owners who permit historic buildings to deteriorate, or worse, owners who raze older buildings to build modern apartment buildings which look out of place in an historic area. They are also concerned about the future of several larger tracts of land in the area that might be put to new uses incompatible with the historic Neighborhood.

Thus, in choosing amongst the alternatives, SNIC members had to answer the following questions for themselves:

- *Do we want to do away with high-density residential and replace it with moderate-density? (High-density includes single-, two-, and multi-family housing. Moderate density includes single- and two-family housing only).*
- *What is the appropriate land use for the Lafayette Tent and Awning property in the future?*
- *Do we want to expand the amount of land devoted to Neighborhood shopping? If so, where?*

- *Historically, lands along the west edge of the Neighborhood have been used for industrial/heavy commercial uses. Do we plan for their continuation? If so, to what extent geographically and by intensity of operations?*
- *The City will be relocating its Street and Sanitation Departments to a N. 9th Street Road site. How should the vacated property along S. 3rd be used in the future?*
- *What is the appropriate use of the Pitman block? Residential? Commercial? Mixed use?*
- *What do we want to see happen along the Norfolk Southern Railroad corridor after the tracks are relocated?*
- *Given that the County Library has already expanded beyond the original building site, across Alabama Street, do we allow them more room to expand? If so, where?*
- *Do we desire more lands devoted to park/recreation uses? If so, where? (And, will the City Parks Department maintain them?)*

THE LAND USE PLAN

The SNIC membership's answers to these questions led to a fourth map, which we called the "Preferred Land Use Alternative." This scenario, shown on the following page, now serves in this context as an amendment to the **Land Use Plan**. It will become the **Land Use Plan for the Ellsworth - Romig Historical Neighborhood**, and its components are as follows:

- Low-density residential land use, mainly single-family housing, is designated for lands east of S. 4th Street and generally south of the Norfolk Southern Railroad right-of-way. Moderate-density residential, typified by single-family and two-family housing, is to be encouraged in the northeast and southwest quadrants of the Neighborhood, including that part of the Lafayette Tent and Awning site along S. 5th Street. Much of the Norfolk Southern corridor following railroad relocation is planned for low- to moderate-density residential land use. No land use

ELLSWORTH - ROMIG HISTORICAL NEIGHBORHOOD STUDY

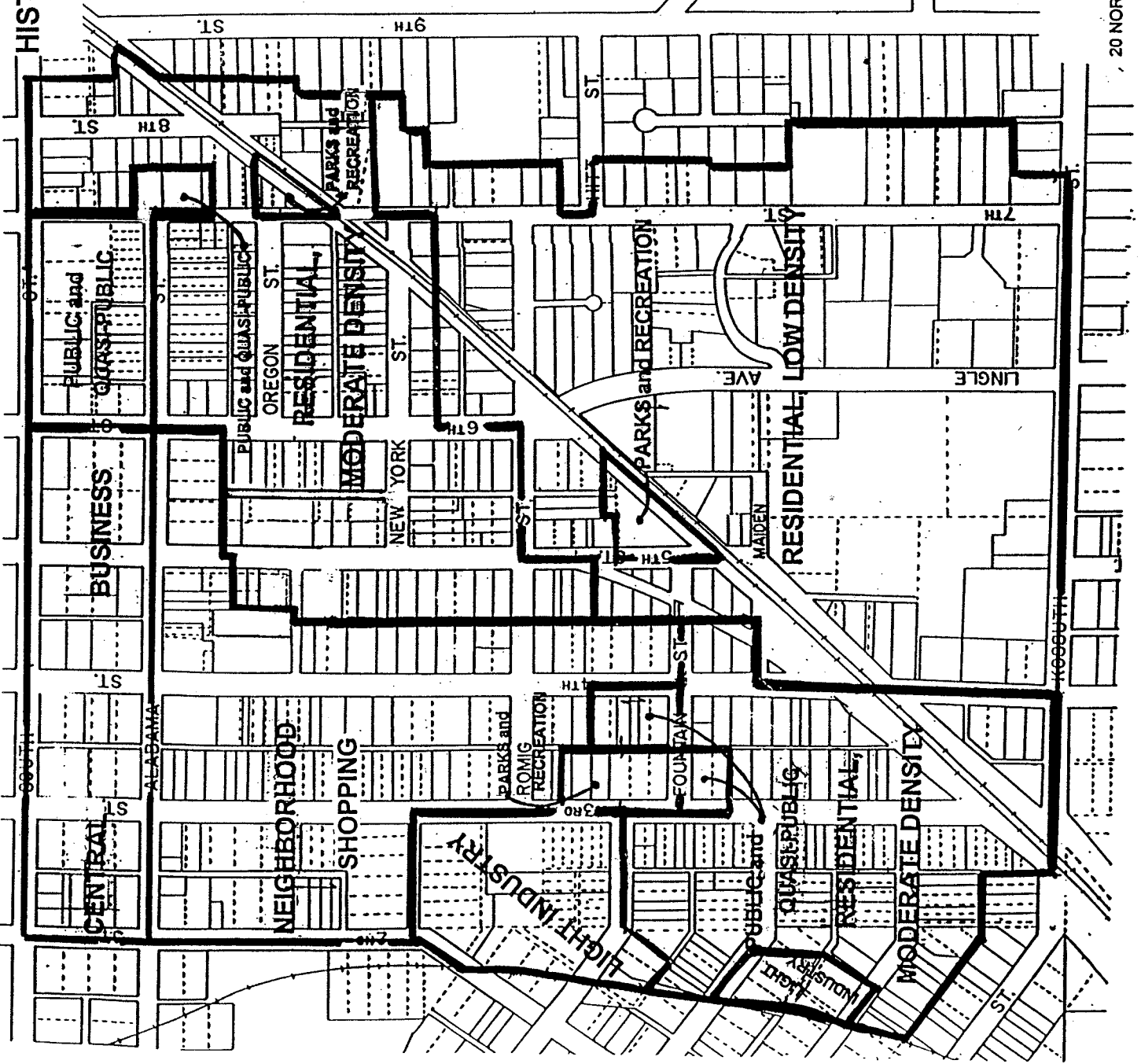
PREFERRED LAND USE FUTURE

AN AMENDMENT TO THE ADOPTED
LAND USE PLAN

FEBRUARY 1999

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specifically designated as high-density residential is defined in the Neighborhood.

- Neighborhood shopping expansion is intended for the area south of Alabama Street along both sides of S. 4th Street to about Fountain Street. This area would be appropriate for retail and services establishments, and as stated in the Goals and Objectives above, residential uses occupying upper floors. The lands occupied by the City's Street and Sanitation Departments along S. 2nd Street and that part of the Lafayette Tent and Awning property facing Alabama Street are also designated as Neighborhood Shopping.
- Central business uses associated with downtown Lafayette are specified for the area between South and Alabama Streets from 2nd to 6th Streets. The Pitman block is included in this area.
- Light industry would be confined to the block south of Mechanic Street and west of S. 3rd Street and the Schnaible Service Supply Company property along the east edge of the rail corridor and the south side of Chestnut Street. Uses in these areas would be low-impact because they are operated entirely indoors and have attached or indoor loading facilities.
- Public and quasi-public lands include: the entire block containing the County Library, with that part of the block west of the current building for their future expansion; the Community and Family Resource Center (CFRC) at the northwest corner of 4th and Fountain; the Red Cross property and the Unitarian Universalist Church along the east side of S. 7th Street and, the Hope Chapel Presbyterian Church near the southeast corner of S. 3rd and Fountain.

- Parks and recreation sites include the existing South Tipp Park and Triangle Park, including its expansion into the Norfolk Southern Railroad right-of-way after the tracks are relocated. A small park is proposed along the east side of S. 7th just north of the railroad right-of-way, and would include the adjacent railroad right-of-way after the tracks are relocated.

IMPLEMENTATION STRATEGIES

After it is adopted by the Plan Commission and City Council, this ***Land Use Plan*** amendment will function only as a policy guide to the Area Plan Commission, City Council, local government agencies, and the Lafayette Division of the Area Board of Zoning Appeals. Members of SNIC should request that the goals and objectives and the land use components that make up this ***Plan*** be adhered to by:

- the Area Plan Commission when making recommendations to the City Council;
- the City Council when responding to requests to rezone property within the Neighborhood;
- the Lafayette Division of the Area Board of Zoning Appeals when making decisions on variance requests and the Area Board of Zoning Appeals when making decisions on special exceptions involving property within the Neighborhood; and
- local government agencies when making administrative decisions involving property within the Neighborhood.

The Neighborhood will also need to develop a strategy for developing and improving Neighborhood parks identified in this Plan. Finally, members will need to work closely with the developers of projects in the Neighborhood. Publicity materials should be prepared and sent to individual developers outlining the Neighborhood and the intent for development and redevelopment based on the Goals and Objectives contained in this Plan.

APPENDIX

NOMINAL GROUP PROCESS ELLSWORTH – ROMIG HISTORICAL NEIGHBORHOOD

This list represents the combined top five items of all three small groups. They have been listed in rank order based on priority votes received in the final balloting.

RANK	VOTES	ITEM
1	25	Increase the sense of neighborhood with owner-occupancy or tenant commitment to neighborhood
2	20	Clean, safe, affordable housing for owner-occupied residents
3	18	Improve the infrastructure
4T	14	Use of railroad right-of-way
4T	14	4 th street / US 231 woefully inadequate - What happens by 2010? Kossuth Street intersection
5	10	Fate of large, developable areas
6T	7	Negative image of neighborhood
6T	7	Maintain and develop recreation areas
8	6	Better access to business: grocery, drugstore, laundromat, etc

RESULT OF NOMINAL GROUP PROCESS, BY PRIORITY
 SMALL GROUP 1
 (4 participants; Michael Sanders, facilitator)

RANK	VOTES	ITEM
1	10	Deterioration of properties and lack of owner-occupancy
2T	8	Increase the sense of neighborhood with owner-occupancy or tenant commitment to neighborhood
2T	8	Use of the railroad right-of-way
4	6	Image, Negative
5	5	Slumlords
6T	3	Pitman block
6T	3	Influx of high density housing
8	2	Lafayette Tent and Awning
9T	1	Parking
9T	1	What land use direction is lower 4 th Street going?
9T	1	What is going to happen to Red Cross and Unitarian Church?
9T	1	Trash in streets, curbs, and alleys
9T	1	Continued expansion of County Library

RESULT OF NOMINAL GROUP PROCESS, BY PRIORITY
 SMALL GROUP 2
 (4 participants; Corey Theuerkauf, facilitator)

RANK	VOTES	ITEM
1	14	Absentee landlord / ladies: Maintenance / deterioration, Selection of tenants, and Animal control (Leash law)
2	13	Infrastructure Problems: Storm sewer system is old and Inadequate, Soon with federal mandate will come huge expenses or huge crisis
3	11	Fate of large Developable Areas (Corridors, Parking lots, and Street department)
4	7	Railroad Corridor: What will happen when trains are gone? Can it be used for recreation? (Bike / Pedestrian walkway)
5	6	Accidents at 4 th and Kossuth: (get a light; no turn left going south on Kossuth; add "cross traffic does not stop"; more law enforcement)
6	4	Appearance: Quaint lamp post on 4 th (for safety) Trim brush, trees (block driver's vision) Spiffy up parking lots No billboards Get public trash cans (empty them) Triangle Park for whole neighborhood's use (spiffy it up)
7T	3	Maintain area's historic nature
7T	3	Increase owner occupancy
9T	1	There is a disorganized encroachment of central business district in our neighborhood

10T	1	Dilapidated homes on Romig & 5 th (How will they be fixed?)
10T	1	More infrastructure: Sidewalks (Are business owners responsible for their sidewalks? We need smooth surfaces and cut-aways for handicap/stroller access)
10T	1	The increased development pressures to demolish our historic buildings is a big problem
10T	1	Will railroad corridor south of Romig have brush cleared and maintained?
10T	1	Disproportionate home / land values

RESULT OF NOMINAL GROUP PROCESS, BY PRIORITY
 SMALL GROUP 3
 (4 participants; Kathy Lind, facilitator)

RANK	VOTES	ITEM
1	13	Clean, safe affordable housing for owner-occupied residents
2	9	Develop a sense of community pride among renters/tenants
3	6	Improve infrastructure
4T	5	4 th street / US231 is woefully inadequate (What happens by 2010?)
4T	5	Maintaining or developing recreation areas
4T	5	Access to businesses: grocery store, drug store, laundromat, etc
5T	4	The influx of multi-family (large) housing complexes
5T	4	The image of the neighborhood must be improved
7	3	Active participation in neighborhood organization by all residents
8T	2	How can Triangle Park be better utilized and also South Tippecanoe Park?
8T	2	Programs for children currently unoccupied; also, for all ages facilities and programs
10T	1	Keeping historic structures intact and improved
10T	1	City-wide system of housing inspection
12T	1	3 rd and Chestnut (How can CFRC property best be used?)

12T	1	What is the role of CFRC in future as community center?
12T	1	Tenant education on home management skills
12T	1	Dumpster loading of trash
12T	1	Minimize absentee landlords
12T	1	Attract first-time home buyers
12T	1	Industrial development limited

**LIST OF ELLSWORTH – ROMIG NEIGHBORHOOD PARTICIPANTS AT THE
PROBLEM IDENTIFICATION SESSION HELD ON 28 JULY 1998**

Bob Carpenter
Degé Coutee
Steve Cuthbertson
Don Ferris
Bill Glick
Laverne Hurst
Rick McKinniss
Persis Newman
Liz Rausch
Linda Rogers
Gail Thompson

Observers

Allen Benson
Larissa Stouffer

APC Staff Members

Kathy Lind
Mike Sanders

APC Summer Intern

CoreyTheuerkauf

